

**Early Notice and Public Review of a Proposed  
Activity in a 100-Year Floodplain**

April 14, 2021

This is to give notice that the **North Shore HOME Consortium (NSHC)** and the **Commonwealth of Massachusetts Department of Housing and Community Development (DHCD)** are conducting an evaluation as required by **Executive Order 11988**, regarding the protection of Floodplains in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that an activity in a floodplain will have on the human environment for **the Federal HOME Program** through the HOME Investment Partnerships Act, under Title II of the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. 12701 et. Seq., as amended; and the **Federal Housing Choice Voucher Program**, Section 8, through the Housing Act of 1937, as amended. The proposed activity involves acquisition of three parcels in Salem for construction of two buildings on previously developed lots, and parking on one vacant lot. The building at 34 Peabody St. will create 21 affordable one-, two- and three-bedroom units with community space and ground floor parking beneath the building; the building at 47 Leavitt Street will create 25 studio and two-bedroom units with community facility space and 16 parking spaces. A total of 11 units will be HOME assisted and 8 units will be supported by Section 8 project-based vouchers. Vacant land at 38 Palmer St. will be resurfaced to create seven parking spaces for the residents. The entire site consists of 21,900+/-, all of which is located within Zone AE (EL 10) area of special flood hazard.

All three sites are currently generally impervious and no increase to the impervious area is proposed on any of the sites. Structures (living areas) will be raised to at least 12 feet elevation of proposed coastal storm flows. Increased velocity of water runoff is not anticipated. The Project is providing 183± square feet of a bio-swale (bio-retention) planted with native grasses at 38 Palmer Street for stormwater control. Site improvements at 34 Peabody Street and 47 Leavitt Street include stormwater infiltration for the one-inch storm. The project anticipates removing four street trees at the 47 Leavitt Street address and three others are being discussed with the City about relocation or removal. The sponsor anticipates adding funds to the Salem Tree Fund for the trees that are removed. The proposed structures are designed using flood resistant materials for durability, health and low maintenance, are generally not raising grades, and are generally maintaining the existing elevations of the sites in the proposed condition. The buildings are designed to meet passive house certification.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

**Written comments must be received by the North Shore HOME Consortium at the following address or e-mail address on or before April 29, 2021:** 24 Lowell Street, Peabody, MA, 01960 Attention: Lisa Greene, Grants Manager. Comments may also be submitted via email at [lisa.greene@peabody-ma.gov](mailto:lisa.greene@peabody-ma.gov) or to Dan Tobbyne at [dan.tobbyne@state.ma.us](mailto:dan.tobbyne@state.ma.us) Additional details on the project may be requested electronically at the above addresses.

Edward A. Bettencourt, Jr., Mayor, City of Peabody  
Catherine Racer, Certifying Officer, DHCD